

**PLANNED UNIT DEVELOPMENT
STAFF REPORT****Date: December 1, 2011****DEVELOPMENT NAME**

Christ United Methodist Church

LOCATION6101 & 6301 and Grelot Road and 1401 Hillcrest Road
(Southeast corner of Grelot Road and Hillcrest Road)**CITY COUNCIL
DISTRICT**

District 6

PRESENT ZONINGR-3, Multi-Family Residential and B-3, Community
Business District**AREA OF PROPERTY**

3 Lots / 34.2 ± Acres

CONTEMPLATED USEPlanned Unit Development Approval to amend a
previously approved Planned Unit Development allowing
multiple buildings on a single building site and cross-access
between building sites to allow construction of a new ball
field and a new picnic pavilion.**TIME SCHEDULE
FOR DEVELOPMENT**

Immediate

ENGINEERING**COMMENTS**Must comply with all storm water and flood control
ordinances, including providing stormwater detention plans and calculations for the proposed
improvements.**TRAFFIC ENGINEERING
COMMENTS**

No comments.

URBAN FORESTRY**COMMENTS**Property to be developed in compliance with state and local
laws that pertain to tree preservation and protection on both city and private properties (State Act
61-929 and City Code Chapters 57 and 64).**FIRE DEPARTMENT****COMMENTS**All projects within the City of Mobile Fire Jurisdiction
must comply with the requirements of the 2009 International Fire Code, as adopted by the City
of Mobile.

REMARKS

The applicant is requesting Planned Unit Development approval to amend a previously approved Planned Unit Development allowing multiple buildings on a single building site and cross-access between building sites to allow construction of a new ball field and a new picnic pavilion.

The site has been before the Planning Commission for Planned Unit Development and Planning Approval reviews three times prior to the current application. First in 1997/1998, then again in 2001, and 2002. The most recently approved Planned Unit Development application from April 4, 2002, included the following conditions for the "Phase I" of the development of the "master plan" approved in 2001:

1. Submission of rezoning and subdivision applications, as required by the Master Plan approval, prior to or in conjunction with applications for the next phase of development;
2. Curb-cuts to be in compliance with the cuts shown and approved by the Traffic Engineering Department;
3. Full compliance with landscaping and trees for each section of this phase;
4. Provision of sidewalks for each section of this phase which has or is in proximity to street frontage;
5. Provision of the required buffer where the site abuts residential properties; and
6. Full compliance with all municipal codes and ordinances.

As the application approved in 2001 established a master plan for all of the property under the holdings of the Christ United Methodist Church, new applications for subsequent phases were required in order to ensure compliance with the overall master plan. The application at hand deviates from the 2001 master plan, and additionally no longer references many of the proposed long term improvements to the site: it should be noted that approval of the application at hand will negate the 2001 master plan.

Planned Unit Development review examines the site with regard to its location to ensure that it is generally compatible with neighboring uses; that adequate access is provided without generating excess traffic along minor residential streets in residential districts outside the PUD; and that natural features of the site are taken into consideration. PUD review also examines the design of the development to provide for adequate circulation within the development; to ensure adequate access for emergency vehicles; and to consider and provide for protection from adverse effects of adjacent properties as well as provide protection of adjacent properties from adverse effects from the PUD. PUD approval is site plan specific, thus if any new construction is anticipated that will change an approved site plan, an application to amend an existing, approved PUD must be made prior to any construction activities.

The applicant wishes to develop a new baseball / softball field and a 60 x 60 foot picnic pavilion. No new parking or other structures are proposed.

The site is developed with multiple buildings on three lots. The Eastern-most lot contains multiple buildings associated with the main worship facility. The middle lot, the largest, contains parking, storage buildings, detention facilities, and ball fields, though is primarily undeveloped. The smallest lot, to the West, contains a vacant commercial structure. The lot

with the worship facility is zoned R-3 Multi-Family, while the other two lots are zoned B-3, Community Business. The proposed improvements will occur on the largest commercial lot, thus Planning Approval is not required at this time.

The proposed ball field will be located Northeast of what appear to existing ball fields, next to an existing parking lot. There is no information indicating who will use the ball field, the hours of use, if the field will be illuminated, if there will be bleachers, or if there will be other improvements other than a fence. The 60 x 60 foot picnic pavilion will be adjacent to the apparent existing ball fields, abutting an existing parking lot. As with the proposed ball field, no information is provided regarding the use of the pavilion, such as the hours of operation or the range of potential users: the structure will be approximately 180 feet north of an existing apartment complex, thus noise and lighting may be issues of concern.

It should be noted that the submitted site plan does not depict what appear to be existing ball fields, bleachers, fencing, and it appears to under-represent the size of the existing storage building that abuts Medal of Honor Park – the plan shows it as 25 x 50 feet in size, while measurements of aerial photos in the GIS system indicate that the building is 25 x 75 feet in size. The GIS aeriels also indicate erosion and surface wear in unpaved areas of the site, which imply that parking and vehicle access is occurring on unpaved areas: parking must occur on paved areas, or a variance must be obtained to allow parking on unpaved or marginally improved surfaces.

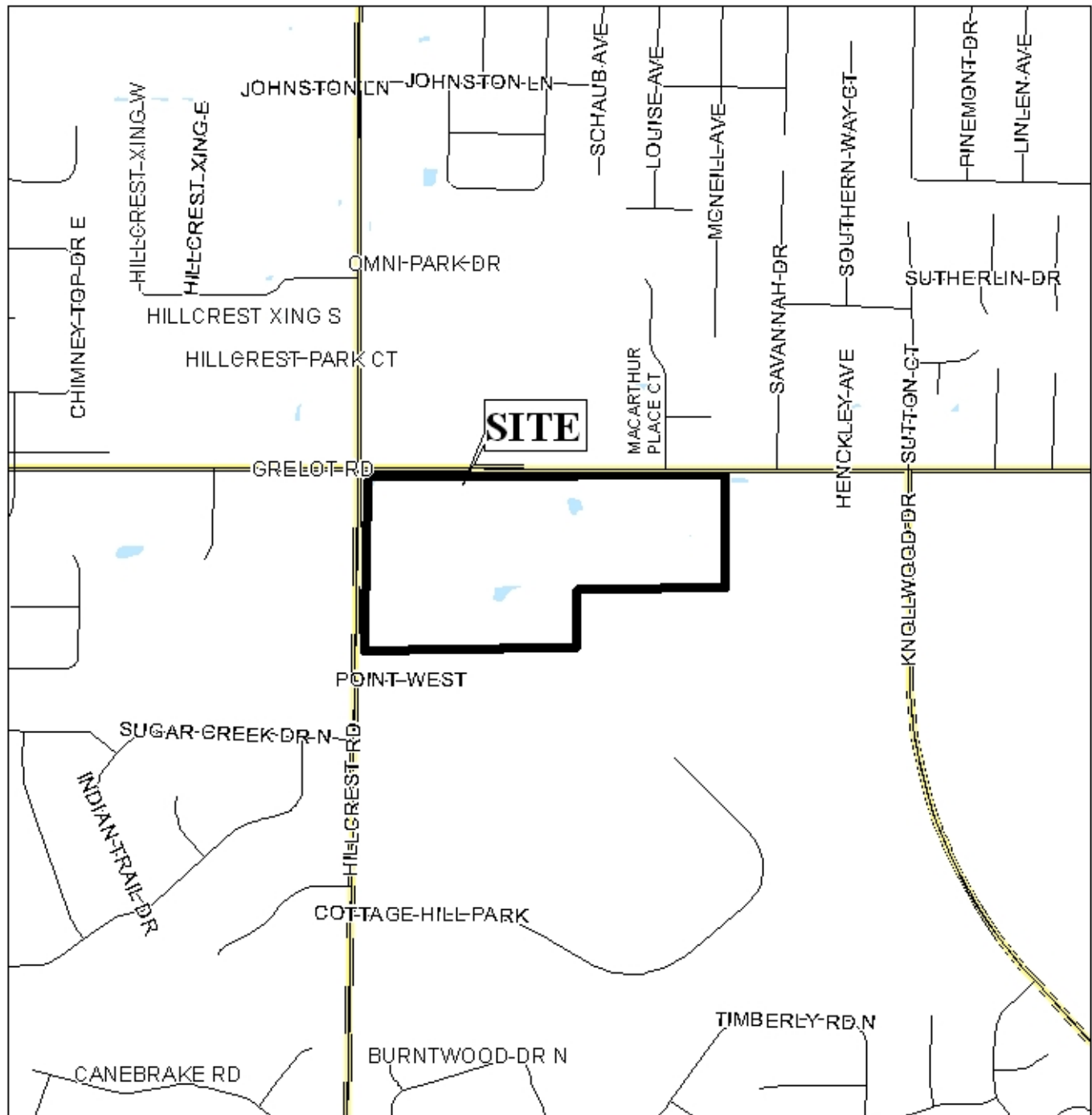
Finally, the proposed ball field and picnic pavilion uses may have to comply with accessibility requirements of the Americans with Disabilities Act, thus ADA-compliant parking, access routes, etc, may be required. The design professional should verify ADA-related site design requirements, if any, and revise the submitted site plan to reflect any improvements, as PUD approval is site plan specific.

RECOMMENDATION

Planned Unit Development: Based upon the preceding, this application is recommended for Holdover until the January 5, 2012 meeting, with the following revisions due to the Planning Section by December 12, 2011:

- 1) Revision of the site plan to accurately depict all structures and fields on site, including storage buildings, ball fields, fencing and bleachers; and
- 2) Provision of information regarding any proposed users, hours of operation, night-time use or lighting of the new facilities;
- 3) Revision of the site plan to show any new impervious areas associated with the proposed new facilities;
- 4) Verification of any Americans with Disabilities Act-related site improvements required as part of the proposed ball field and pavilion, if any, and revision of the site plan to reflect those requirements; and
- 5) Delineation of any unpaved areas where parking is occurring for any reason.

LOCATOR MAP



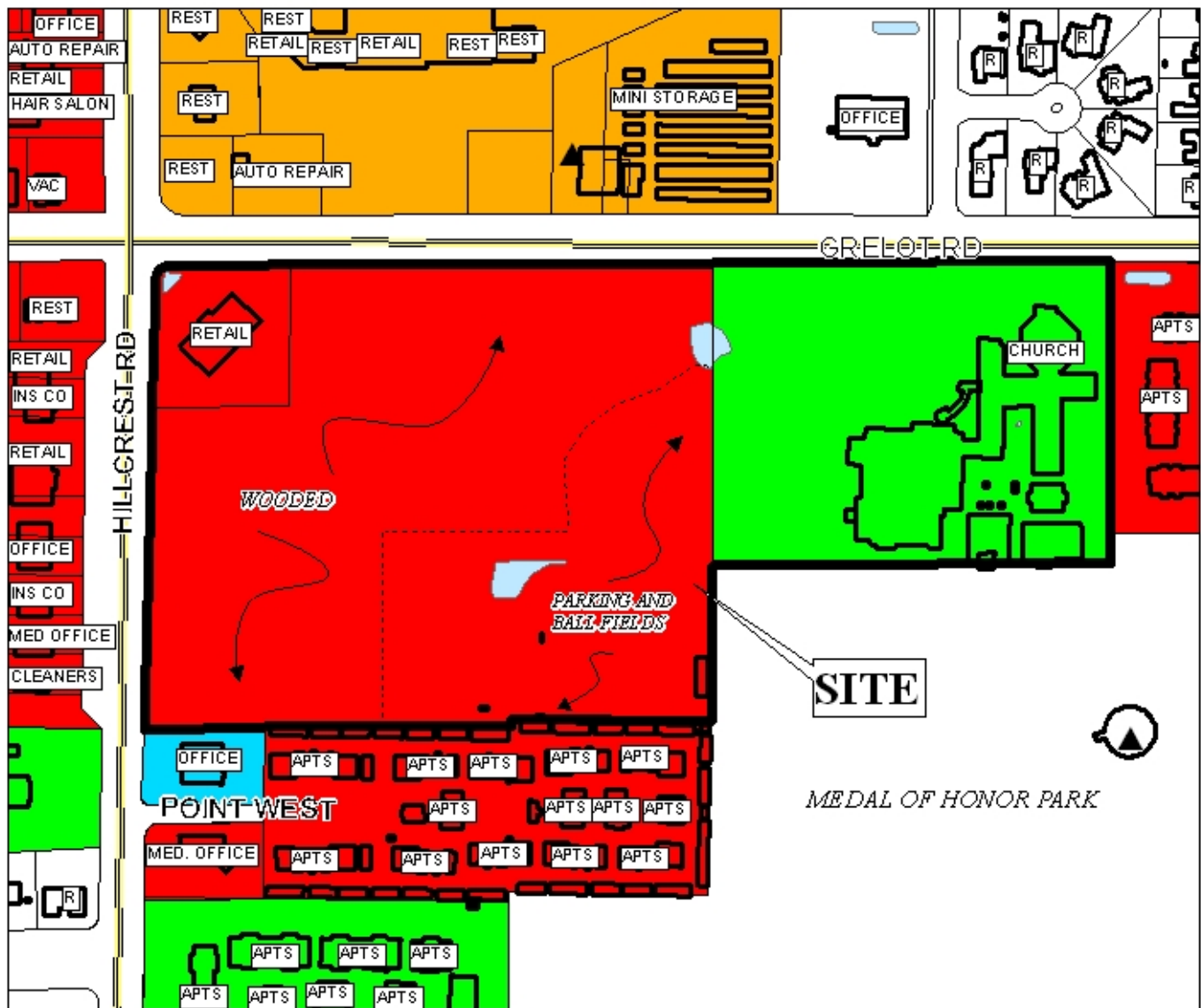
APPLICATION NUMBER 8 DATE December 1, 2011

APPLICANT Christ United Methodist Church

REQUEST Planned Unit Development



PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



There are apartments to the east and south of the site and business land uses are to the north and west.

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LEGEND

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|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|
| R-1 | R-2 | R-3 | R-A | R-B | H-B | T-B | B-1 | LB-2 | B-2 | B-3 | B-4 | B-5 | I-1 | I-2 | NTS |
|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING

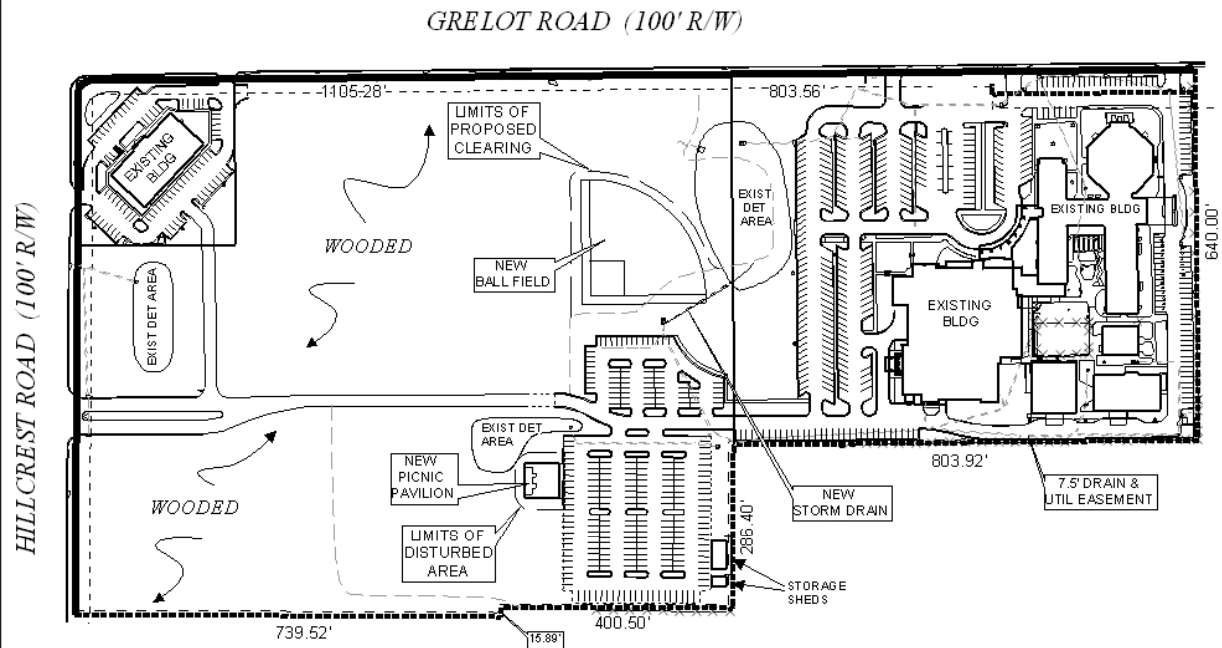


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SITE PLAN



The proposed improvements are noted in the site plan.

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N



NTS